

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6705, 6707 AND 6709 PONCA STREET, 434 BASTROP HIGHWAY SOUTHBOUND, 444, 446, 448, 450, 452, 454 AND 456 BASTROP HIGHWAY SOUTHBOUND AND 500 BASTROP HIGHWAY SOUTHBOUND IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT, FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT FOR TRACTS 1 AND 2, FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT FOR TRACT 3, FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT, GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT, FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT, GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-2-CO-NP) COMBINING DISTRICT FOR TRACT 4 AND FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY-

1 **NEIGHBORHOOD PLAN (MF-2-CO-NP) COMBINING DISTRICT FOR TRACT**  
2 **5.**

3  
4 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

5  
6 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
7 change the base district from general commercial services-neighborhood plan (CS-NP)  
8 combining district, family residence-neighborhood plan (SF-3-NP) combining district and  
9 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to  
10 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP)  
11 combining district, general commercial services-mixed use-conditional overlay-  
12 neighborhood plan (CS-MU-CO-NP) combining district and neighborhood commercial-  
13 mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district for  
14 Tracts 1 and 2, from general commercial services-neighborhood plan (CS-NP) combining  
15 district to general commercial services-conditional overlay-neighborhood plan (CS-CO-  
16 NP) combining district and general commercial services-mixed use-conditional overlay-  
17 neighborhood plan (CS-MU-CO-NP) combining district for Tract 3, general commercial  
18 services-neighborhood plan (CS-NP) combining district, general office-neighborhood plan  
19 (GO-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining  
20 district and single-family residence standard lot-neighborhood plan (SF-2-NP) combining  
21 district to general commercial services-conditional overlay-neighborhood plan (CS-CO-  
22 NP) combining district, general commercial services-mixed use-conditional overlay-  
23 neighborhood plan (CS-MU-CO-NP) combining district, general office-mixed use-  
24 conditional overlay-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining  
25 district and multifamily residence low density-conditional overlay-neighborhood plan  
26 (MF-2-CO-NP) combining district for Tract 4 and from family residence-neighborhood  
27 plan (SF-3-NP) combining district to multifamily residence low density-conditional  
28 overlay-neighborhood plan (MF-2-CO-NP) combining district for Tract 5 on the property  
29 described in Zoning Case No. C14-2015-0104, on file at the Planning and Zoning  
30 Department, as follows:

31  
32 **Tract 1:**

33 A description of a tract of land containing 4.3313 acres (188,673 square feet) in the  
34 Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a  
35 portion of a called 4.786 acre tract conveyed to 500 Bastrop Hwy., Ltd., recorded  
36 in Document No. 2009083359 of the Official Public Records of Travis County,  
37 Texas (O.P.R.T.C.T.), and being a portion of a called 12.358 acre tract, called  
38 Tract 1, conveyed to Chase Equities, Inc., recorded in Document No. 2013010305

1 (O.P.R.T.C.T.), said 12.358 acre tract being described by metes and bounds in  
2 Volume 11176, Page 455 of the Real Property Records of Travis County, Texas  
3 (R.P.R.T.C.T.), and being a portion of a called 3.274 acre tract, called Tract 2,  
4 conveyed to 422 Bastrop Hwy., Ltd., recorded in Document No. 2006129926  
5 (O.P.R.T.C.T.), and being a portion of the remainder of Lot 1 of Joe Pearson  
6 Subdivision, recorded in Volume 76, Page 136 of the Plat Records of Travis  
7 County, Texas (P.R.T.C.T.), said remainder of Lot 1 was conveyed to 422 Bastrop  
8 Hwy., Ltd., recorded in Document No. 2006129926 (O.P.R.T.C.T.), said 4.3313  
9 acres being more particularly described by metes and bounds in Exhibit "A"  
10 incorporated into this ordinance, and;

11  
12 **Tract 2:**

13 A description of a tract of land containing 4.3934 acres (191,378 square feet) in the  
14 Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a  
15 portion of a called 4.786 acre tract conveyed to 500 Bastrop Hwy., Ltd., recorded  
16 in Document No. 2009083359 of the Official Public Records of Travis County,  
17 Texas (O.P.R.T.C.T.), and being a portion of a called 12.358 acre tract, called  
18 Tract 1, conveyed to Chase Equities, Inc., recorded in Document No. 2013010305  
19 (O.P.R.T.C.T.), said 12.358 acre tract being described by metes and bounds in  
20 Volume 11176, Page 455 of the Real Property Records of Travis County, Texas  
21 (R.P.R.T.C.T.), and being a portion of a called 3.274 acre tract, called Tract 2,  
22 conveyed to 422 Bastrop Hwy., Ltd., recorded in Document No. 2006129926  
23 (O.P.R.T.C.T.), and being a portion of the remainder of Lot 1 of Joe Pearson  
24 Subdivision, recorded in Volume 76, Page 136 of the Plat Records of Travis  
25 County, Texas (P.R.T.C.T.), said remainder of Lot 1 was conveyed to 422 Bastrop  
26 Hwy., Ltd., recorded in Document No. 2006129926 (O.P.R.T.C.T.), said 4.3934  
27 acres being more particularly described by metes and bounds in Exhibit "B"  
28 incorporated into this ordinance, and;

29  
30 **Tract 3:**

31 A description of a tract of land containing 1.4244 acres (62,046 square feet) in the  
32 Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a  
33 portion of a called 3.274 acre tract, called Tract 2, conveyed to 422 Bastrop Hwy.,  
34 Ltd., recorded in Document No. 2006129926 of the Official Public Records of  
35 Travis County, Texas (O.P.R.T.C.T.), said 1.4244 acres being more particularly  
36 described by metes and bounds in Exhibit "C" incorporated into this ordinance,  
37 and;

38  
39 **Tract 4:**

1 A description of a tract of land containing 7.2121 acres (314,161 square feet) in the  
2 Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a  
3 portion of a called 12.358 acre tract, called Tract 1, conveyed to Chase Equities,  
4 Inc., recorded in Document No. 2013010305 of the Official Public Records of  
5 Travis County, Texas (O.P.R.T.C.T.), said 12.358 acres being more particularly  
6 described by metes and bounds in Volume 11176, Page 455 of the Real Property  
7 Records of Travis County, Texas (R.P.R.T.C.T.), said 7.2121 acres being more  
8 particularly described by metes and bounds in Exhibit "D" incorporated into this  
9 ordinance, and;

10  
11 **Tract 5:**

12 A description of a tract of land containing 5.7560 acres (250,733 square feet) in the  
13 Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a  
14 portion of a called 12.358 acre tract, called Tract 1, conveyed to Chase Equities,  
15 Inc., recorded in Document No. 2013010305 of the Official Public Records of  
16 Travis County, Texas (O.P.R.T.C.T.), said 12.358 acre tract being described by  
17 metes and bounds in Volume 11176, Page 455 of the Real Property Records of  
18 Travis County, Texas (R.P.R.T.C.T.), and being all of Lots 1, 2 and 3 of Steen  
19 Smith Subdivision, recorded in Volume 83, Page 6 of the Plat Records of Travis  
20 County, Texas (P.R.T.C.T.), said Lots 1-3, being called Tract 2, and were  
21 conveyed to Chase Equities, Inc., recorded in Document No. 2013010305  
22 (O.P.R.T.C.T.), said 5.7560 acres being more particularly described by metes and  
23 bounds in Exhibit "E" incorporated into this ordinance (cumulatively referred to as  
24 the "Property"),

25  
26 locally known as 6705, 6707 and 6709 Ponca Street, 434 Bastrop Highway Southbound,  
27 444, 446, 448, 450, 452, 454 and 456 Bastrop Highway Southbound and 500 Bastrop  
28 Highway Southbound in the City of Austin, Travis County, Texas, generally identified in  
29 the map attached as Exhibit "F".

30  
31 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
32 established by this ordinance is subject to the following conditions:

- 33  
34 A. The following uses are not permitted uses for a general commercial services  
35 (CS) base district on the Property:

36  
Adult-oriented businesses  
Building maintenance services  
Construction sales and services

Agricultural sales and services  
Bail bonds  
Campground

Pawn shop services  
Plant nursery  
Vehicle storage  
Drop-off recycling collection  
facility

Kennels  
Laundry services  
Residential treatment

- 1  
2  
3  
4  
B. The following uses are not permitted uses for a neighborhood commercial (LR)  
base district on the Property:

Adult-oriented businesses  
Plant nursery

Residential treatment

- 5  
6  
7  
8  
C. The following uses are not permitted uses for general office (GO) and  
multifamily residence low density (MF-2) base districts on the Property:

Adult-oriented businesses

Residential treatment

- 9  
10  
11  
12  
13  
14  
15  
16  
D. A vegetative buffer shall be provided and maintained along the north property  
line adjacent to existing single family residences on Valdez Street.  
Improvements permitted within the buffer zone are limited to drainage,  
underground utility improvements or those improvements that may be  
otherwise required by the City of Austin or specifically authorized in this  
ordinance.

- 17  
18  
19  
20  
21  
22  
E. A 75-foot wide vegetative buffer shall be provided and maintained along the  
south property line adjacent to the cemetery. Improvements permitted within  
the buffer zone are limited to drainage, underground utility improvements or  
those improvements that may be otherwise required by the City of Austin or  
specifically authorized in this ordinance.

23  
24  
25  
26  
27  
28  
Except as specifically restricted under this ordinance, the Property may be developed and  
used in accordance with the regulations established for the general commercial services  
(CS) district, the neighborhood commercial (LR) district, the general office (GO) district  
and the multifamily residence low density (MF-2) district and other applicable  
requirements of the City Code.

29  
30  
31  
**PART 3.** The Property is subject to Ordinance 010927-28 that established zoning for the  
Montopolis Neighborhood Plan.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, 2016      §  
                                 §  
                                 §  
\_\_\_\_\_, 2016      § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk

EXHIBIT " \_\_\_\_\_ "

Zoning Tract  
Santiago Del Valle Grant, Abstract No. 24Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.3313 ACRES (188,673 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.786 ACRE TRACT CONVEYED TO 500 BASTROP HWY., LTD., RECORDED IN DOCUMENT NO. 2009083359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 12.358 ACRE TRACT, CALLED TRACT 1, CONVEYED TO CHASE EQUITIES, INC., RECORDED IN DOCUMENT NO. 2013010305 (O.P.R.T.C.T.), SAID 12.358 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 11176, PAGE 455 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 3.274 ACRE TRACT, CALLED TRACT 2, CONVEYED TO 422 BASTROP HWY., LTD., RECORDED IN DOCUMENT NO. 2006129926 (O.P.R.T.C.T.), AND BEING A PORTION OF THE REMAINDER OF LOT 1 OF JOE PEARSON SUBDIVISION, RECORDED IN VOLUME 76, PAGE 136 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID REMAINDER OF LOT 1 WAS CONVEYED TO 422 BASTROP HWY., LTD., RECORDED IN DOCUMENT NO. 2006129926 (O.P.R.T.C.T.), SAID 4.3313 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with "Windrose" cap found for a northwest corner of the remainder of Lot 1 of said Joe Pearson Subdivision, and being the southwest corner of Lot "B" of El-Jay, a subdivision recorded in Volume 59, Page 61 (P.R.T.C.T.), and being in the southeast right-of-way line of Valdez Street (50' Right-of-way) for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at the northwest corner of the remainder of Lot "B" of said El-Jay, and being a northeast corner of the right-of-way of said Valdez Street, and being in the southwest right-of-way line of U.S. Highway 183 (aka Bastrop Highway) (Right-of-way Varies) bears, N34°58'22"E, a distance of 153.45 feet;

**THENCE**, with the common line between the remainder of Lot 1 of said Joe Pearson Subdivision, and the remainder of Lot "B" of said El-Jay, the following two (2) courses and distances:

- 1) **S56°08'28"E**, a distance of **209.32** feet to a 1/2-inch iron pipe found for an interior ell corner hereof, and
- 2) **N34°00'59"E**, a distance of **39.53** feet to a calculated point for the northeast corner hereof, from which a TxDot Type III 5/8-inch iron rod with aluminum cap found at a northwest corner of the remainder of Lot 1 of said Joe Pearson Subdivision, and being the northeast corner of the remainder of Lot "B" of said El-Jay, and being in the southwest right-of-way line of said U.S. Highway 183 bears, N34°00'59"E, a distance of 24.96;

**THENCE**, leaving the common line between the remainder of Lot 1 of said Joe Pearson Subdivision, and the remainder of Lot "B" of said El-Jay, in part over and across the remainder of Lot 1 of said Joe Pearson Subdivision, in part over and across said 3.274 acre 422 Bastrop Hwy. Ltd. tract, in part over and across

said 12.358 acre Chase Equities tract and in part over and across said 4.786 acre 500 Bastrop Hwy. Ltd. tract, **S03°55'15"W**, a distance of **730.67** feet to a calculated point for the southeast corner hereof, said point being in the southwest line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and being in a northeast line of said 12.358 acre Chase Equities tract, from which a 1/2-inch iron rod with "2780" cap found at the southeast corner of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and being a northeast corner of said 12.358 acre Chase Equities tract, and being in the northwest line of a called 14.879 acre tract conveyed to Bank One, NA, and Jennifer Anne McElhenney Bertino, co-trustees of the Jennifer Anne McElhenney Trust, recorded in Document No. 2011098492 (O.P.R.T.C.T.) bears, **S52°57'59"E**, a distance of 164.18 feet;

**THENCE**, in part with the southwest line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, in part with the northeast line of said 12.358 acre Chase Equities tract, and in part over and across said 12.358 acre Chase Equities tract, **N52°57'59"W**, a distance of **259.78** feet to a calculated point for an exterior ell corner hereof, said point being in the northwest line of said 12.358 acre Chase Equities tract, and being in the southeast line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, from which a 5/8-inch iron rod found at the southeast corner of said 3.274 acre 422 Bastrop Hwy. Ltd., and being in the northwest line of said 12.358 acre Chase Equities tract, and being the northeast corner of a called 6.509 acre tract conveyed to the Austin Independent School District, recorded in Volume 5652, Page 1724 of the Deed Records of Travis County, Texas (D.R.T.C.T.) bears, **S36°48'43"W**, a distance of 34.56 feet;

**THENCE**, with the northwest line of said 12.358 acre Chase Equities tract, and the southeast line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, **N36°48'43"E**, a distance of **154.92** feet to a calculated point for an interior ell corner hereof;

**THENCE**, leaving the northwest line of said 12.358 acre Chase Equities tract and the southeast line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, over and across said 3.274 acre 422 Bastrop Hwy. Ltd. tract, **N59°06'51"W**, a distance of **331.72** feet to a calculated point for the southwest corner hereof, said point being in the northwest line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, and being in the southeast right-of-way line of said Valdez Street;

**THENCE**, with the southeast right-of-way line of said Valdez Street, in part with the northwest line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, and in part with the northwest line of the remainder of Lot 1 of said Joe Pearson Subdivision, **N34°58'22"E**, passing at a distance of 148.14 feet a 1/2-inch iron rod found at the common westerly corner of said 3.274 acre 422 Bastrop Hwy. Ltd. tract and the remainder of Lot 1 of said Joe Pearson Subdivision, continuing for an overall distance of **441.83** feet to the **POINT OF BEGINNING**, and containing 4.3313 Acres (188,673 Square Feet) more or less.

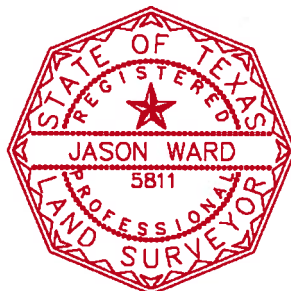
**Notes:**

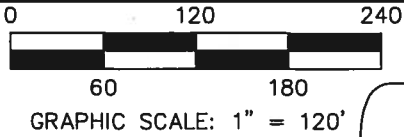
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000052263497. See attached sketch (reference drawing: 00408\_Zoning Tract\_2.dwg.)

 3/24/2016

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

TCAD Parcel #0306200304, 0306200306, 0306180312  
COA Grid #L19 & M19





LOT 1  
CIVITAN PARK  
VOL. 77, PG. 101  
P.R.T.C.T.

P.O.B.  
GRID N: 10,060,271.98  
GRID E: 3,131,585.08

**VALDEZ STREET  
(50' R.O.W.)**

CALLED 6.509 ACRES  
THE AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
VOL. 5652, PG. 1724  
D.R.T.C.T.

CALLED 12.358 ACRES  
(TRACT 1)  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305,  
O.P.R.T.C.T.  
DESCRIBED IN  
VOL. 11176, PG. 455  
R.P.R.T.C.T.

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

COA GRID # L19, M19  
TCAD PARCEL # 0306200304,  
0306200306, 0306180312

**4.3313 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

**ZONING TRACT**  
4.3313 ACRE(S)  
188,673 SQUARE FEET

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N34°00'59"E | 39.53'  |
| L2         | S03°55'15"W | 730.67' |
| L3         | N52°57'59"W | 259.78' |
| L4         | N34°00'59"E | 64.49'  |
| L5         | N34°00'59"E | 24.96'  |
| L6         | N36°48'43"E | 432.84' |

APPROXIMATE LOCATION OF  
ROADWAY EASEMENT  
VOL. 2502, PG. 69  
(SEE NOTE 3)

APPROXIMATE  
LOCATION OF  
ROADWAY EASEMENT  
VOL. 2514, PG. 151  
(SEE NOTE 3)

CALLED 4.786 ACRES  
500 BASTROP HWY., LTD.  
DOC. NO. 2009083359  
O.P.R.T.C.T.

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date: 3/24/2016  
Project: 00408  
Scale: 1" = 120'  
Reviewer: JSW  
Tech: JLP  
Field Crew: TF/HT  
Survey Date: MAY. 2015  
Sheet: 1 OF 2

[A]  
CALLED 0.883 ACRE  
(PARCEL 24)  
STATE OF TEXAS  
DOC. NO. 2006099915  
O.P.R.T.C.T.

[B]  
CALLED 0.827 ACRE  
(PARCEL 26)  
STATE OF TEXAS  
DOC. NO. 2001092573  
O.P.R.T.C.T.

[C]  
CALLED 0.098 ACRE  
(PARCEL 28)  
STATE OF TEXAS  
DOC. NO. 2001204400  
O.P.R.T.C.T.

[D]  
CALLED 1.794 ACRE  
(PARCEL 29)  
STATE OF TEXAS  
DOC. NO. 2002160414  
O.P.R.T.C.T.

[E]  
CALLED 14.879 ACRES  
BANK ONE, NA AND  
JENNIFER ANNE  
McELHENNEY BERTINO  
CO-TRUSTEES OF  
THE JENNIFER  
ANNE McELHENNEY TRUST  
DOC. NO. 2011098492  
O.P.R.T.C.T.

[F]  
T.J. McELHENNEY  
SUBDIVISION No. 2  
VOL. 16, PG. 82  
P.R.T.C.T.

[G]  
CALLED 0.343 ACRE  
(PARCEL 30)  
STATE OF TEXAS  
DOC. NO. 2002107903  
O.P.R.T.C.T.

[H]  
TRACT "A"  
OWNER: RAFAEL CISNEROS  
DOC. NO. 2014086327  
O.P.R.T.C.T.

[I]  
TRACT "B"  
OWNER: JENNIFER ANNE  
McELHENNEY TRUST &  
BANK ONE  
DOC. NO. 2011098492  
O.P.R.T.C.T.

[J]  
REMAINDER OF LOT "B"  
EL-JAY  
VOL. 59, PG. 61  
P.R.T.C.T.

[K]  
CALLED 3.274 ACRES  
(TRACT 2)  
422 BASTROP HWY., LTD.  
DOC. NO. 2006129926  
O.P.R.T.C.T.

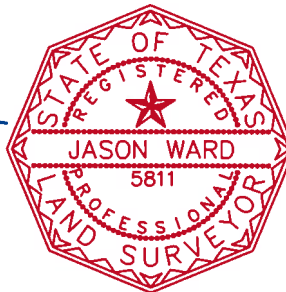
[L]  
REMAINDER OF LOT 1  
JOE PEARSON SUBDIVISION  
VOL. 76, PG. 136  
P.R.T.C.T.

OWNER: 422 BASTROP HWY., LTD  
DOC. NO. 2006129926  
O.P.R.T.C.T.

[M]  
CALLED 1.337 ACRES  
(PARCEL 23)  
STATE OF TEXAS  
DOC. NO. 2007217855  
R.P.R.T.C.T.

[N]  
**U.S. HIGHWAY 183**  
**(A.K.A. BASTROP HIGHWAY)**  
**(R.O.W. VARIES)**

*Jason Ward*  
3/24/2016



## LEGEND

|              |  |
|--------------|--|
|              | ZONING EXHIBIT LINE                                  |
|              | EXISTING PROPERTY LINES                              |
|              | EXISTING EASEMENTS                                   |
|              | 1/2" IRON ROD FOUND<br>(UNLESS NOTED)                |
|              | 1/2" IRON PIPE FOUND<br>(UNLESS NOTED)               |
|              | IRON ROD WITH "2780" CAP<br>FOUND (UNLESS NOTED)     |
|              | CALCULATED POINT                                     |
|              | TXDOT TYPE III 5/8" IRON ROD<br>W/ALUMINUM CAP FOUND |
| DOC. NO.     | DOCUMENT NUMBER                                      |
| P.O.B.       | POINT OF BEGINNING                                   |
| B.L.         | BUILDING LINE  |
| VOL./PG.     | VOLUME, PAGE   |
| R.O.W.       | RIGHT-OF-WAY   |
| P.R.T.C.T.   | PLAT RECORDS,<br>TRAVIS COUNTY, TEXAS                |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS,<br>TRAVIS COUNTY, TEXAS       |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS,<br>TRAVIS COUNTY, TEXAS     |
| D.R.T.C.T.   | DEED RECORDS,<br>TRAVIS COUNTY, TEXAS                |
| <<.....>>    | RECORD INFORMATION PER<br>DOC. NO. 2006129926        |
| {.....}      | RECORD INFORMATION PER<br>PLAT VOL. 76, PG. 136      |

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000052263497.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3) THE ROADWAY EASEMENTS DESCRIBED IN VOL. 2502, PG. 69, AND VOL. 2514, PG. 151, ARE A PORTION OF 14.8 ACRE TRACT DESCRIBED IN VOL. 643, PG. 545, WHICH DOESN'T FORM A CLOSED FIGURE. WHEN THE TWO EASEMENTS ARE PLOTTED, THEY DON'T APPEAR TO FALL INSIDE THE 14.8 ACRE TRACT. THE LOCATION OF THE ROADWAY EASEMENTS SHOWN ARE APPROXIMATE AND BASED UPON THE METES AND BOUNDS DESCRIPTION AND THE BOUNDING CALLS CONTAINED THEREIN.

**4.3313 ACRE**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/24/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 2 OF 2    |

EXHIBIT “ \_\_\_\_\_ ”

Zoning Tract  
Santiago Del Valle Grant, Abstract No. 24**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.3934 ACRES (191,378 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 4.786 ACRE TRACT CONVEYED TO 500 BASTROP HWY., LTD., RECORDED IN DOCUMENT NO. 2009083359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 12.358 ACRE TRACT, CALLED TRACT 1, CONVEYED TO CHASE EQUITIES, INC., RECORDED IN DOCUMENT NO. 2013010305 (O.P.R.T.C.T.), SAID 12.358 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 11176, PAGE 455 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 3.274 ACRE TRACT, CALLED TRACT 2, CONVEYED TO 422 BASTROP HWY., LTD., RECORDED IN DOCUMENT NO. 2006129926 (O.P.R.T.C.T.), AND BEING A PORTION OF THE REMAINDER OF LOT 1 OF JOE PEARSON SUBDIVISION, RECORDED IN VOLUME 76, PAGE 136 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID REMAINDER OF LOT 1 WAS CONVEYED TO 422 BASTROP HWY., LTD., RECORDED IN DOCUMENT NO. 2006129926 (O.P.R.T.C.T.), SAID 4.3934 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a TxDot Type III 5/8-inch iron rod with aluminum cap found in the curving southwest right-of-way line of U.S. Highway 183 (aka Bastrop Highway) (Right-of-way Varies), and being the northeast corner of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and being the northwest corner of the remainder of Tract "A" of T.J. McElhenney Subdivision No. 2, recorded in Volume 16, Page 82 (P.R.T.C.T.), said Tract "A" was conveyed to Rafael Cisneros in Document No. 2014086327 (O.P.R.T.C.T.), for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the southeast line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, in part with the northwest line of said Tract "A", and in part with the northwest line of Tract "B", also of said T.J. McElhenney Subdivision No. 2, said Tract "B" was conveyed to Jennifer Anne McElhenney Trust & Bank One, recorded in Document No. 2011098492 (O.P.R.T.C.T.), **S41°01'45"W**, passing at a distance of 24.06 feet a 1/2-inch iron rod with "2780" cap found at the common westerly corner of said Tract "A" and said Tract "B", and continuing for an overall distance of **123.39** feet to a 1-inch iron pipe found for an angle point hereof, said point being an angle point in the southeast line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and being the southwest corner of said Tract "B", and being the northwest corner of a called 14.879 acre tract conveyed to Bank One, NA, and Jennifer Anne McElhenney Bertino, co-trustees of the Jennifer Anne McElhenney Trust, recorded in Document No. 2011098492 (O.P.R.T.C.T.);

**THENCE**, with the southeast line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and with the northwest line of said 14.879 acre McElhenney tract, **S38°45'34"W**, a distance of **356.48** feet to a 1/2-inch iron rod with "2780" cap found for the southeast corner hereof, said point being the southeast corner of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and being a northeast corner of said 12.358 acre Chase Equities tract;

**THENCE**, leaving the northwest line of said 14.879 acre McElhenney tract, with the southwest line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and with the northeast line of said 12.358 acre Chase Equities tract, **N52°57'59"W**, a distance of **164.18** feet to a calculated point for an angle point hereof;

**THENCE**, leaving the southwest line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract and the northeast line of said 12.358 acre Chase Equities tract, in part over and across said 4.786 acre 500 Bastrop Hwy. Ltd. tract, in part over and across said 12.358 acre Chase Equities tract, in part over and across said 3.274 acre 422 Bastrop Hwy. Ltd. tract and in part over and across the remainder of Lot 1 of said Joe Pearson Subdivision, **N03°55'15"E**, a distance of **730.67** feet to a calculated point for an angle point hereof, said point being in the northwest line of Lot 1 of said Joe Pearson Subdivision, and being in the southeast line of the remainder of Lot "B" of El-Jay, a subdivision recorded in Volume 59, Page 61 (P.R.T.C.T.), from which a 1/2-inch iron pipe found at an interior ell corner of the remainder of Lot 1 of said Joe Pearson Subdivision, and being the southeast corner of the remainder of Lot "B" of said El-Jay bears, **S34°00'59"W**, a distance of 39.53 feet;

**THENCE**, with the northwest line of the remainder of Lot 1 of said Joe Pearson Subdivision, and with the southeast line of the remainder of Lot "B" of said El-Jay, **N34°00'59"E**, a distance of **24.96** feet to a TxDot Type III 5/8-inch iron rod with aluminum cap found for the northwest corner hereof, said point being in the southwest right-of-way line of said U.S. Highway 183, and being the northeast corner of the remainder of Lot "B" of said El-Jay, and being the northwest corner of the remainder of Lot 1 of said Joe Pearson Subdivision;

**THENCE**, with the curving southwest right-of-way line of said U.S. Highway 183, in part with the northeast line of the remainder of Lot 1 of said Joe Pearson Subdivision, in part with the northeast line of said 12.358 acre Chase Equities tract, in part with said 3.274 acre 422 Bastrop Hwy. Ltd. tract and in part with the northeast line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, along the arc of a curve to the left, whose radius is **2,879.79** feet, whose arc length is **533.84** feet and whose chord bears **S37°15'28"E**, a distance of **533.07** feet to a TxDot Type II Brass Disc monument found for a point of tangency hereof, said point being a point of tangency in the northeast line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and being a point of tangency in the southwest right-of-way line of said U.S. Highway 183;

**THENCE**, with the southwest right-of-way line of said U.S. Highway 183 and with the northeast line of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, **S42°24'26"E**, a distance of **72.05** feet to the **POINT OF BEGINNING**, and containing 4.3934 Acres (191,378 Square Feet) more or less.

**Notes:**

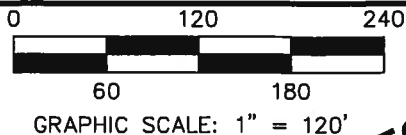
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000052263497. See attached sketch (reference drawing: 00408\_Zoning Tract\_1.dwg.)

 **3/24/2016**

Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

TCAD Parcel #0306200304, 0306200306, 0306180312  
COA Grid #L19 & M19





**VALDEZ STREET (50' R.O.W.)**

**SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24**

APPROXIMATE LOCATION OF ROADWAY EASEMENT VOL. 2502, PG. 69 (SEE NOTE 3)

APPROXIMATE LOCATION OF ROADWAY EASEMENT VOL. 2514, PG. 151 (SEE NOTE 3)

**ZONING TRACT**  
4.3934 ACRE(S)  
191,378 SQUARE FEET

CALLED 4.786 ACRES  
500 BASTROP HWY., LTD.  
DOC. NO. 2009083359  
O.P.R.T.C.T.

**P.O.B.**

GRID N: 10,059,731.37  
GRID E: 3,132,166.27

COA GRID # L19 & M19  
TCAD PARCEL # 0306200304,  
0306200306, 0306180312

**4.3934 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

**U.S. HIGHWAY 183  
(A.K.A. BASTROP HIGHWAY)  
(R.O.W. VARIES)**

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000052263497.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION
- 3) THE ROADWAY EASEMENTS DESCRIBED IN VOL. 2502, PG. 69, AND VOL. 2514, PG. 151, ARE A PORTION OF 14.8 ACRE TRACT DESCRIBED IN VOL. 643, PG. 545, WHICH DOESN'T FORM A CLOSED FIGURE. WHEN THE TWO EASEMENTS ARE PLOTTED, THEY DON'T APPEAR TO FALL INSIDE THE 14.8 ACRE TRACT. THE LOCATION OF THE ROADWAY EASEMENTS SHOWN ARE APPROXIMATE AND BASED UPON THE METES AND BOUNDS DESCRIPTION AND THE BOUNDING CALLS CONTAINED THEREIN.



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TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/25/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 1 OF 2    |

[A]  
CALLED 0.883 ACRE  
(PARCEL 24)  
STATE OF TEXAS  
DOC. NO. 2006099915  
O.P.R.T.C.T.

[B]  
CALLED 0.827 ACRE  
(PARCEL 26)  
STATE OF TEXAS  
DOC. NO. 2001092573  
O.P.R.T.C.T.

[C]  
CALLED 0.098 ACRE  
(PARCEL 28)  
STATE OF TEXAS  
DOC. NO. 2001204400  
O.P.R.T.C.T.

[D]  
CALLED 1.794 ACRE  
(PARCEL 29)  
STATE OF TEXAS  
DOC. NO. 2002160414  
O.P.R.T.C.T.

[E]  
CALLED 0.343 ACRE  
(PARCEL 30)  
STATE OF TEXAS  
DOC. NO. 2002107903  
O.P.R.T.C.T.

[F]  
T.J. McELHENNEY  
SUBDIVISION No. 2  
VOL. 16, PG. 82  
P.R.T.C.T.

[G]  
CALLED 0.205 ACRES  
(PARCEL 31A)  
STATE OF TEXAS  
DOC. NO. 2005231776  
O.P.R.T.C.T.

[H]  
TRACT "A"  
OWNER: RAFAEL CISNEROS  
DOC. NO. 2014086327  
O.P.R.T.C.T.

[I]  
TRACT "B"  
OWNER: JENNIFER ANNE  
McELHENNEY TRUST &  
BANK ONE  
DOC. NO. 2011098492  
O.P.R.T.C.T.

[J]  
REMAINDER OF LOT "B"  
EL-JAY  
VOL. 59, PG. 61  
P.R.T.C.T.

[K]  
CALLED 3.274 ACRES  
(TRACT 2)  
422 BASTROP HWY., LTD.  
DOC. NO. 2006129926  
O.P.R.T.C.T.

[L]  
CALLED 12.358 ACRES  
(TRACT 1)  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305  
O.P.R.T.C.T.  
DESCRIBED IN  
VOL. 11176, PG. 455  
R.P.R.T.C.T.

[M]  
CALLED 14.879 ACRES  
BANK ONE, NA AND  
JENNIFER ANNE McELHENNEY  
BERTINO  
CO-TRUSTEES OF THE JENNIFER  
ANNE McELHENNEY TRUST  
DOC. NO. 2011098492  
O.P.R.T.C.T.

[N]  
REMAINDER OF LOT 1  
JOE PEARSON SUBDIVISION  
VOL. 76, PG. 136, P.R.T.C.T.  
OWNER: 422 BASTROP HWY., LTD  
DOC. NO. 2006129926  
O.P.R.T.C.T.

| CURVE TABLE |         |           |           |             |          |
|-------------|---------|-----------|-----------|-------------|----------|
| CURVE #     | LENGTH  | RADIUS    | DELTA     | BEARING     | DISTANCE |
| C1          | 533.84' | 2,879.79' | 10°37'16" | S37°15'28"E | 533.07'  |
| C2          | 152.41' | 2,879.79' | 3°01'56"  | S33°27'48"E | 152.39'  |
| C3          | 19.26'  | 2,879.79' | 0°22'59"  | S35°10'16"E | 19.26'   |
| C4          | 362.17' | 2,879.79' | 7°12'20"  | S38°57'56"E | 361.93'  |

## LEGEND

|              |   |
|--------------|---|
| —            | ZONING EXHIBIT LINE                               |
| - - - -      | EXISTING PROPERTY LINES                           |
| - - - -      | EXISTING EASEMENTS                                |
| ●            | 1/2" IRON ROD FOUND (UNLESS NOTED)                |
| ⊙            | 1/2" IRON PIPE FOUND (UNLESS NOTED)               |
| ⊗            | IRON ROD WITH "2780" CAP FOUND (UNLESS NOTED)     |
| ⊗            | TXDOT TYPE II BRASS DISC FOUND                    |
| △            | CALCULATED POINT                                  |
| □            | TXDOT TYPE III 5/8" IRON ROD W/ALUMINUM CAP FOUND |
| DOC. NO.     | DOCUMENT NUMBER                                   |
| P.O.B.       | POINT OF BEGINNING                                |
| B.L.         | BUILDING LINE                                     |
| VOL./PG.     | VOLUME, PAGE                                      |
| R.O.W.       | RIGHT-OF-WAY                                      |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS                |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS       |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS     |
| {[.....]}    | RECORD INFORMATION PER DOC. NO. 2011098492        |
| -(.....)-    | RECORD INFORMATION PER DOC. NO. 2009083359        |
| {.....}      | RECORD INFORMATION PER PLAT VOL. 76, PG. 136      |



3/25/2016

## LINE TABLE

| LINE # | DIRECTION   | LENGTH  |
|--------|-------------|---------|
| L1     | S41°01'45"W | 123.39' |
| L2     | N52°57'59"W | 164.18' |
| L3     | N34°00'59"E | 24.96'  |
| L4     | S42°24'26"E | 72.05'  |
| L5     | N34°00'59"E | 64.49'  |
| L6     | S34°00'59"W | 39.53'  |
| L7     | S41°01'45"W | 24.06'  |
| L8     | S41°01'45"W | 99.32'  |
| L9     | N35°18'41"E | 580.43' |

**4.3934 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date: 3/25/2016  
Project: 00408  
Scale: 1" = 120'  
Reviewer: JSW  
Tech: JLP  
Field Crew: TF/HT  
Survey Date: MAY. 2015  
Sheet: 2 OF 2

EXHIBIT " \_\_\_\_\_ "

Zoning Tract  
Santiago Del Valle Grant, Abstract No. 24Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.4244 ACRES (62,046 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 3.274 ACRE TRACT, CALLED TRACT 2, CONVEYED TO 422 BASTROP HWY., LTD., RECORDED IN DOCUMENT NO. 2006129926 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.4244 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a 5/8-inch iron rod found at the southeast corner of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, and being the northeast corner of a called 6.509 acre tract conveyed to the Austin Independent School District, recorded in Volume 5652, Page 1724 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being a point in the northwest line of a called 12.358 acre tract, called Tract 1, conveyed to Chase Equities, Inc., recorded in Document No. 2013010305 (O.P.R.T.C.T.), said 12.358 acre tract being described by metes and bounds in Volume 11176, Page 455 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), for the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "2780" cap found at an interior ell corner of said 12.358 acre Chase Equities tract, and being the southeast corner of said Austin Independent School District tract bears, S36°48'43"W, a distance of 750.89 feet;

**THENCE**, with the southwest line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, and with the northeast line of said Austin Independent School District tract, **N59°13'28"W**, a distance of **325.67** feet to a calculated point for the southwest corner hereof, said point being the southwest corner of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, and being the southeast corner of the terminus of Valdez Street (50' Right-of-way), and being in the northeast line of said Austin Independent School District tract, from which a 1/2-inch iron rod with "Windrose" cap found bears S46°32'43"E, a distance of 5.74 feet, also from which a 1/2-inch iron rod found at the southwest corner of the terminus of said Valdez Street, and being in the northeast line of said Austin Independent School District tract, and being the southeast corner of Lot 1 of Civitan Park, recorded in Volume 77, Page 101 of the Plat Records of Travis County, Texas (P.R.T.C.T.) bears, N59°13'28"W, a distance of 47.51 feet;


**THENCE**, with the northwest line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, and the southeast right-of-way line of said Valdez Street, **N34°58'22"E**, a distance of **189.58** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found at the northwest corner of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, and being the southwest corner of the remainder of Lot 1 of Joe Pearson Subdivision, recorded in Volume 76, Page 136 (P.R.T.C.T.) bears, N34°58'22"E, a distance of 148.14 feet;

**THENCE**, leaving the northwest line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract and the southeast right-of-way line of said Valdez Street, over and across said 3.274 acre 422 Bastrop Hwy. Ltd. tract, **S59°06'51"E**, a distance of **331.72** feet to a calculated point for the northeast corner hereof, said point being in the southeast line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract and being in the northwest line of said 12.358 acre Chase Equities tract;

**THENCE**, with the southeast line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract and the northwest line of said 12.358 acre Chase Equities tract, **S36°48'43"W**, a distance of **189.48** feet to the **POINT OF BEGINNING**, and containing 1.4244 Acres (62,046 Square Feet) more or less.

**Notes:**

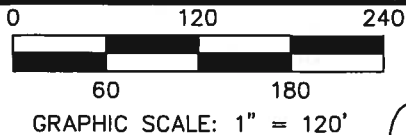
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000052263497. See attached sketch (reference drawing: 00408\_Zoning Tract\_3.dwg.)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

3/24/2016



TCAD Parcel #0306200306  
COA Grid #L19



LOT 1  
CIVITAN PARK  
VOL. 77, PG. 101  
P.R.T.C.T.

**VALDEZ STREET  
(50' R.O.W.)**

CALLED 6.509 ACRES  
THE AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
VOL. 5652, PG. 1724  
D.R.T.C.T.

FROM WHICH A  
1/2" IRON ROD  
WITH "WINDROSE"  
CAP FOUND  
BEARS  
S46°32'43"E, 5.74'

**ZONING TRACT**  
1.4244 ACRE(S)  
62,046 SQUARE FEET

**P.O.B.**  
GRID N: 10,059,587.99  
GRID E: 3,131,502.98

CALLLED 12.358 ACRES  
(TRACT 1)  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305,  
O.P.R.T.C.T.  
DESCRIBED IN  
VOL. 11176, PG. 455  
R.P.R.T.C.T.

CALLLED 4.786 ACRES  
500 BASTROP HWY., LTD.  
DOC. NO. 2009083359  
O.P.R.T.C.T.

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N34°58'22"E | 189.58' |
| L2         | S36°48'43"W | 189.48' |

COA GRID #L19  
TCAD PARCEL #0306200306

**1.4244 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/24/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 1 OF 2    |

[A]  
 CALLED 14.879 ACRES  
 BANK ONE, NA AND  
 JENNIFER ANNE  
 McELHENNEY BERTINO  
 CO-TRUSTEES OF  
 THE JENNIFER  
 ANNE McELHENNEY TRUST  
 DOC. NO. 2011098492  
 O.P.R.T.C.T.

[B]  
 REMAINDER OF LOT "B"  
 EL-JAY  
 VOL. 59, PG. 61  
 P.R.T.C.T.

[C]  
 CALLED 3.274 ACRES  
 (TRACT 2)  
 422 BASTROP HWY., LTD.  
 DOC. NO. 2006129926  
 O.P.R.T.C.T.

[D]  
 REMAINDER OF LOT 1  
 JOE PEARSON SUBDIVISION  
 VOL. 76, PG. 136  
 P.R.T.C.T.  
 OWNER:  
 422 BASTROP HWY., LTD  
 DOC. NO. 2006129926  
 O.P.R.T.C.T.

[E]  
**PONCA STREET**  
**(50.5' R.O.W.)**

*Jason Ward*  
 3/24/2016



**1.4244 ACRE**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**

## LEGEND

|              |  |
|--------------|--|
| — — — — —    | ZONING EXHIBIT LINE                              |
| — — — — —    | EXISTING PROPERTY LINES                          |
| - - - - -    | EXISTING EASEMENTS                               |
| ●            | 1/2" IRON ROD FOUND<br>(UNLESS NOTED)            |
| ⊙            | 1/2" IRON PIPE FOUND<br>(UNLESS NOTED)           |
| ■            | IRON ROD WITH "2780" CAP<br>FOUND (UNLESS NOTED) |
| △            | CALCULATED POINT                                 |
| DOC. NO.     | DOCUMENT NUMBER                                  |
| P.O.B.       | POINT OF BEGINNING                               |
| B.L.         | BUILDING LINE                                    |
| VOL./PG.     | VOLUME, PAGE                                     |
| R.O.W.       | RIGHT-OF-WAY                                     |
| P.R.T.C.T.   | PLAT RECORDS,<br>TRAVIS COUNTY, TEXAS            |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS,<br>TRAVIS COUNTY, TEXAS   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS,<br>TRAVIS COUNTY, TEXAS |
| D.R.T.C.T.   | DEED RECORDS,<br>TRAVIS COUNTY, TEXAS            |
| ((.....))    | RECORD INFORMATION PER<br>VOL. 5652, PG. 1724    |
| {.....}      | RECORD INFORMATION PER<br>PLAT VOL. 76, PG. 136  |
| <<.....>>    | RECORD INFORMATION PER<br>DOC. NO. 2006129926    |

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000052263497.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3) THE ROADWAY EASEMENTS DESCRIBED IN VOL. 2502, PG. 69, AND VOL. 2514, PG. 151, ARE A PORTION OF 14.8 ACRE TRACT DESCRIBED IN VOL. 643, PG. 545, WHICH DOESN'T FORM A CLOSED FIGURE. WHEN THE TWO EASEMENTS ARE PLOTTED, THEY DON'T APPEAR TO FALL INSIDE THE 14.8 ACRE TRACT. THE LOCATION OF THE ROADWAY EASEMENTS SHOWN ARE APPROXIMATE AND BASED UPON THE METES AND BOUNDS DESCRIPTION AND THE BOUNDING CALLS CONTAINED THEREIN.



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 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/24/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 2 OF 2    |

EXHIBIT “ \_\_\_\_\_ ”

Zoning Tract  
Santiago Del Valle Grant, Abstract No. 24**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 7.2121 ACRES (314,161 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.358 ACRE TRACT, CALLED TRACT 1, CONVEYED TO CHASE EQUITIES, INC., RECORDED IN DOCUMENT NO. 2013010305 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.358 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 11176, PAGE 455 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 7.2121 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with “2780” cap found at an interior ell corner of said 12.358 acre Chase Equities tract, and being the southeast corner of a called 6.509 acre tract conveyed to the Austin Independent School District, recorded in Volume 5652, Page 1724 of the Deed Records of Travis County, Texas (D.R.T.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with “2780” cap found at the northeast corner of the terminus of Ponca Street (50.5’ Right-of-way), and being in the southwest line of said Austin Independent School District tract, and being an exterior ell corner of said 12.358 acre Chase Equities tract bears, N58°59’14”W, a distance of 9.99 feet;

**THENCE**, with the northwest line of said 12.358 acre Chase Equities tract, in part with the southeast line of said Austin Independent School District tract and in part with the southeast line of a called 3.274 acre tract, called Tract 2, conveyed to 422 Bastrop Hwy. Ltd., recorded in Document No. 2006129926 (O.P.R.T.C.T.), N36°48’43”W, passing at a distance of 750.89 feet a 5/8-inch iron rod found at the common easterly corner of said Austin Independent School District tract and said 3.274 acre 422 Bastrop Hwy. Ltd. tract, continuing for an overall distance of **785.45** feet to a calculated point for the northwest corner hereof, said point being in the northwest line of said 12.358 acre Chase Equities tract, and being in the southeast line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract;

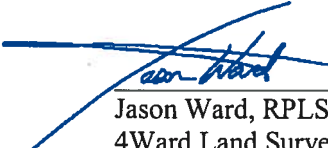
**THENCE**, leaving the northwest line of said 12.358 acre Chase Equities tract and the southeast line of said 3.274 acre 422 Bastrop Hwy. Ltd. tract, in part over and across said 12.358 acre Chase Equities tract, in part with a northeast line of said 12.358 acre Chase Equities tract and in part with the southwest line of a called 4.786 acre tract conveyed to 500 Bastrop Hwy. Ltd., recorded in Document No. 2009083359 (O.P.R.T.C.T.), S52°57’59”E, a distance of **423.96** feet to a 1/2-inch iron rod with “2780” cap found for the northeast corner hereof, said point being a northeast corner of said 12.358 acre Chase Equities tract, and being the southeast corner of said 4.786 acre 500 Bastrop Hwy. Ltd. tract, and being in the northwest line of a called 14.879 acre tract conveyed to Bank One, NA, and Jennifer Anne McElhenney Bertino, co-trustees of the Jennifer Anne McElhenney Trust, recorded in Document No. 2011098492 (O.P.R.T.C.T.);

**THENCE**, with the southeast line of said 12.358 acre Chase Equities tract, and with the northwest line of said 14.879 acre McElhenney tract, S38°45’34”W, a distance of **743.75** feet to a calculated point for the southeast corner hereof, from which a 1/2-inch iron rod with “Bury” cap found at the southwest corner of said 14.879 acre McElhenney tract, and being the most northerly corner of a called 5.108 acre tract, called Tract 2, conveyed to the City of Austin, recorded in Document No. 2011192072 (O.P.R.T.C.T.) bears, S38°45’34”W, a distance of 100.65 feet;

**THENCE**, leaving the southeast line of said 12.358 acre Chase Equities tract and the northwest line of said 14.879 acre McElhenney tract, over and across said 12.358 acre Chase Equities tract, **N58°59'14"W**, a distance of **400.73** feet to the **POINT OF BEGINNING**, and containing 7.2121 Acres (314,161 Square Feet) more or less.

**Notes:**

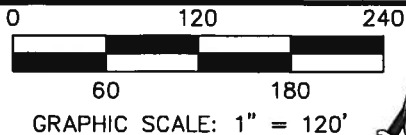
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000052263497. See attached sketch (reference drawing: 00408\_Zoning Tract\_4.dwg.)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

3/25/2016



TCAD Parcel #0306180312  
COA Grid #L19



**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

**[A]**

**P.O.B.**

GRID N: 10,058,986.83  
GRID E: 3,131,053.12

20' SANITARY  
SEWER EASEMENT  
VOL. 1673, PG. 12

"BURY"

**[D]**

CENTERLINE OF  
PIPELINE &  
TELE-COMMUNICATIONS  
EASEMENT  
(NO WIDTH DEFINED)  
VOL. 787, PG. 322,  
VOL. 794, PG. 60  
VOL. 12284, PG. 3055,  
DOC. NO. 1999129641; PIPELINE  
EASEMENT RELEASED IN  
DOC. NO. 2001141785

APPROXIMATE CENTERLINE  
OF ELECTRIC EASEMENT  
(NO WIDTH DEFINED)  
VOL. 417, PG. 236

CALLLED 6.509 ACRES  
THE AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
VOL. 5652, PG. 1724  
D.R.T.C.T.

N59°13'28"W  
47.51'

GAP IN  
DEED LINES

FROM WHICH A 1/2" IRON ROD  
WITH "WINDROSE" CAP FOUND  
BEARS S46°32'43"E, 5.74'

CALLLED 3.274 ACRES  
(TRACT 2)  
422 BASTROP HWY., LTD.  
DOC. NO. 2006129926  
O.P.R.T.C.T.

N36°48'43"E 785.45'  
S36°48'43"W 750.89'  
((S38°25'00"W 749.96'))

CALLLED 12.358 ACRES  
(TRACT 1)  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305,  
O.P.R.T.C.T.  
DESCRIBED IN  
VOL. 11176, PG. 455  
R.P.R.T.C.T.

**ZONING TRACT**  
**7.2121 ACRE(S)**  
**314,161 SQUARE FEET**

COA GRID #L19  
TCAD PARCEL #0306180312

N58°59'14"W 9.99'  
N58°59'14"W 400.73'  
S38°45'34"W 743.75'  
N38°45'04"E 844.40'  
N38°45'34"E 844.39'

CALLLED 14.879 ACRES  
BANK ONE, NA AND  
JENNIFER ANNE McELHENNEY BERTINO  
CO-TRUSTEES OF THE JENNIFER  
ANNE McELHENNEY TRUST  
DOC. NO. 2011098492  
O.P.R.T.C.T.

CALLLED 4.786 ACRES  
500 BASTROP HWY., LTD.  
DOC. NO. 2009083359  
O.P.R.T.C.T.

**7.2121 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

**4WARD**  
**Land Surveying**  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/24/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 1 OF 2    |

**[A]**  
**PONCA STREET**  
**(50.5' R.O.W.)**  
**[B]**  
**VALDEZ STREET**  
**(50' R.O.W.)**

**[C]**  
**LOT 1**  
**CIVITAN PARK**  
**VOL. 77, PG. 101**  
**P.R.T.C.T.**  
**[D]**  
**CALLED 5.108 ACRES**  
**(TRACT 2)**  
**CITY OF AUSTIN**  
**DOC. NO. 2011192072**  
**O.P.R.T.C.T.**

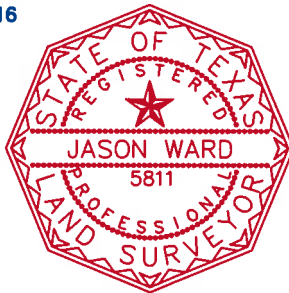
## LEGEND

|              |  |
|--------------|--|
|              | ZONING EXHIBIT LINE                              |
|              | EXISTING PROPERTY LINES                          |
|              | EXISTING EASEMENTS                               |
|              | 1/2" IRON ROD FOUND<br>(UNLESS NOTED)            |
|              | IRON ROD WITH "2780" CAP<br>FOUND (UNLESS NOTED) |
|              | CALCULATED POINT                                 |
| DOC. NO.     | DOCUMENT NUMBER                                  |
| P.O.B.       | POINT OF BEGINNING                               |
| VOL./PG.     | VOLUME, PAGE                                     |
| R.O.W.       | RIGHT-OF-WAY                                     |
| P.R.T.C.T.   | PLAT RECORDS,<br>TRAVIS COUNTY, TEXAS            |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS,<br>TRAVIS COUNTY, TEXAS   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS,<br>TRAVIS COUNTY, TEXAS |
| D.R.T.C.T.   | DEED RECORDS,<br>TRAVIS COUNTY, TEXAS            |
| ((.....))    | RECORD INFORMATION PER<br>VOL. 5652, PG. 1724    |
| {[.....]}    | RECORD INFORMATION PER<br>DOC. NO. 2011098492    |
| <<.....>>    | RECORD INFORMATION PER<br>DOC. NO. 2006129926    |
| — OU —       | OVERHEAD UTILITY                                 |

### NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000052263497.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3/24/2016



**7.2121 ACRE**  
**ZONING EXHIBIT**  
**City of Austin,**  
**Travis County, Texas**



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 WWW.4WARDLS.COM (512) 537-2384  
 TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/24/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 2 OF 2    |

EXHIBIT " \_\_\_\_\_ "

Zoning Tract  
Santiago Del Valle Grant, Abstract No. 24**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.7560 ACRES (250,733 SQUARE FEET) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.358 ACRE TRACT, CALLED TRACT 1, CONVEYED TO CHASE EQUITIES, INC., RECORDED IN DOCUMENT NO. 2013010305 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.358 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 11176, PAGE 455 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND BEING ALL OF LOTS 1, 2 AND 3 OF STEEN SMITH SUBDIVISION, RECORDED IN VOLUME 83, PAGE 6 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOTS 1-3, BEING CALLED TRACT 2, AND WERE CONVEYED TO CHASE EQUITIES, INC., RECORDED IN DOCUMENT NO. 2013010305 (O.P.R.T.C.T.), SAID 5.7560 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with "2780" cap found at an interior ell corner of said 12.358 acre Chase Equities tract, and being the southeast corner of a called 6.509 acre tract conveyed to the Austin Independent School District, recorded in Volume 5652, Page 1724 of the Deed Records of Travis County, Texas (D.R.T.C.T.), for a point in the north line and the **POINT OF BEGINNING** hereof, from which a 5/8-inch iron rod found at the northeast corner said Austin Independent School District tract, and being the southeast corner of a called 3.274 acre tract, called Tract 2, conveyed to 422 Bastrop Hwy. Ltd., recorded in Document No. 2006129926 (O.P.R.T.C.T.), and being in the west line of said 12.358 acre Chase Equities tract bears, N36°48'43"E, a distance of 750.89 feet;

**THENCE**, leaving the northwest line of said 12.358 acre Chase Equities tract, over and across said 12.358 acre Chase Equities tract, **S58°59'14"E**, a distance of **400.73** feet to a calculated point for the northeast corner hereof, said point being in the southeast line of said 12.358 acre Chase Equities tract, and being in the northwest line of a called 14.879 acre tract conveyed to Bank One, NA, and Jennifer Anne McElhenney Bertino, co-trustees of the Jennifer Anne McElhenney Trust, recorded in Document No. 2011098492 (O.P.R.T.C.T.), from which a 1/2-inch iron rod with "2780" cap found at a northeast corner of said 12.358 acre Chase Equities tract, and being the southeast corner of a called 4.786 acre tract conveyed to 500 Bastrop Hwy. Ltd., recorded in Document No. 2009083359 (O.P.R.T.C.T.), and being in the northwest line of said McElhenney tract bears, N38°45'34"E, a distance of 743.75 feet;

**THENCE**, with the southeast line of said 12.358 acre Chase Equities tract, in part with the northwest line of said McElhenney tract, and in part with the northwest line of a called 5.108 acre tract, called Tract 2, conveyed to the City of Austin, recorded in Document No. 2011192072 (O.P.R.T.C.T.), **S38°45'34"W**, passing at a distance of 100.65 feet a 1/2-inch iron rod with "Bury" cap found at the common westerly corner of said McElhenney tract, and said City of Austin tract, and continuing for an overall distance of **536.88** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being the southeast corner of said 12.358 acre Chase Equities tract, and being an interior ell corner of said City of Austin tract;

**THENCE**, with the south line of said 12.358 acre Chase Equities tract, in part with the north line of said City of Austin tract, in part with the north line of a tract owned by the Burditt Prairie Cemetery Association, per Travis Central Appraisal District (no deed of record found), **N55°23'58"W**, a distance of **360.86** feet to a 1/2-inch iron rod with "2780" cap found for a southwest corner hereof, said point being a southwest corner of said 12.358 acre Chase Equities tract, and being the northwest corner of said Burditt Prairie Cemetery Association

tract, and being in the southeast line of a called 1 acre tract, conveyed to Burditt Prairie Cemetery Association, recorded in Volume 649, Page 311 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

**THENCE**, with the common line between said 12.358 acre Chase Equities tract and said 1 acre Burditt Prairie Cemetery Association tract, the following two (2) courses and distances:

- 1) **N36°48'13"E**, a distance of **106.45** feet to a 1/2-inch iron rod with "2780" cap found for an interior ell corner hereof, and
- 2) **N56°59'33"W**, a distance of **152.72** feet to a 1/2-inch iron rod with "2780" cap found for a southwest corner hereof, said point being a southwest corner of said 12.358 acre Chase Equities tract, and being the southeast corner of Lot 1 of Pearson Place Section 1, recorded in Volume 10, Page 73 (P.R.T.C.T.), from which a 1/2-inch iron pipe found at the southwest corner of said Lot 1, and being the northwest corner of said 1 acre Burditt Prairie Cemetery Association tract, and being in the southeast right-of-way line of Valdez Street (50' Right-of-way) bears, **N56°59'33"W**, a distance of 138.07 feet;

**THENCE**, in part with the northwest line of said 12.358 acre Chase Equities tract, in part with the northwest line of Lot 1 of said Steen Smith Subdivision, and in part with the southeast line of Lots 1-6 of said Pearson Place Section 1, **N34°05'12"E**, passing at a distance of 208.11 feet a 1/2-inch iron rod with "2780" cap found at the southwest corner of Lot 1 of said Steen Smith Subdivision, and continuing for an overall distance of **348.21** to a 1/2-inch iron pipe found for the northwest corner hereof, said point being the northwest corner of Lot 1 of said Steen Smith Subdivision, and being the northeast corner of Lot 6 of said Pearson Place Section 1, and being in the south right-of-way line of Ponca Street (50.5' Right-of-way), from which a 1-inch iron rod found at a point of curvature in the north line of Lot 6 of said Pearson Place Section 1, and being the beginning of the curving right-of-way transition between said Ponca Street and said Valdez Street bears, **N59°10'17"W**, a distance of 117.94 feet;

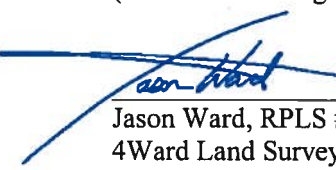
**THENCE**, with the south right-of-way line of said Ponca Street, and the north line of Lots 1-3 of said Steen Smith Subdivision, **S59°10'17"E**, a distance of **178.81** feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point being the northeast corner of Lot 3 of said Steen Smith Subdivision, and being in a northwest line of said 12.358 acre Chase Equities tract, and being the southeast corner of the terminus of said Ponca Street, from which a 1/2-inch iron rod with "2780" cap found at the southeast corner of Lot 3 of said Steen Smith Subdivision, and being an interior ell corner of said 12.358 acre Chase Equities tract bears, **S03°06'24"E**, a distance of 192.50 feet;

**THENCE**, with the northwest line of said 12.358 acre Chase Equities tract, and with the eastern terminus of said Ponca Street, **N03°06'24"W**, a distance of **60.26** feet to a 1/2-inch iron rod with "2780" cap found for an exterior ell corner hereof, said point being the northeast corner of the terminus of said Ponca Street and being an exterior ell corner of said 12.358 acre Chase Equities tract, and being in the south line of said Austin Independent School District tract;

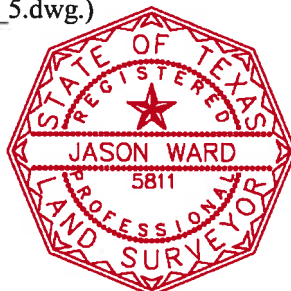
**THENCE**, with a north line of said 12.358 acre Chase Equities tract, and with the south line of said Austin Independent School District tract, **S58°59'14"E**, a distance of **9.99** feet to the **POINT OF BEGINNING**, and containing 5.7560 Acres (250,733 Square Feet) more or less.

**Notes:**

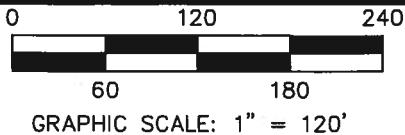
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000052263497. See attached sketch (reference drawing: 00408\_Zoning Tract\_5.dwg.)

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

3/24/2016



TCAD Parcel #0306180312, 0306180314  
0306180315 & 0306180316  
COA Grid #L19



CALLED 6.509 ACRES  
THE AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
VOL. 5652, PG. 1724  
D.R.T.C.T.

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

**VALDEZ STREET  
(50' R.O.W.)**

**PONCA STREET  
(50.5' R.O.W.)**

CENTERLINE OF  
PIPELINE &  
TELE-COMMUNICATIONS  
EASEMENT  
(NO WIDTH DEFINED)  
VOL. 787, PG. 322,  
VOL. 794, PG. 60  
VOL. 12284, PG. 3055,  
DOC. NO. 1999129641; PIPELINE  
EASEMENT RELEASED IN  
DOC. NO. 2001141785

**P.O.B.**  
GRID N: 10,058,986.83  
GRID E: 3,131,053.12

**ZONING TRACT**  
5.7560 ACRE(S)  
250,733 SQUARE FEET

CALLLED 5.108 ACRES  
(TRACT 2)  
CITY OF AUSTIN  
DOC. NO. 2011192072  
O.P.R.T.C.T.

**5.7560 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/24/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 1 OF 2    |

[A]  
CALLED 1 ACRE  
BURDITT PRAIRIE  
CEMETERY ASSOCIATION  
VOL. 649, PG. 311  
D.R.T.C.T.

[B]  
PEARSON PLACE SEC. 1  
VOL. 10, PG. 73  
P.R.T.C.T.

[C]  
CALLED 12.358 ACRES  
(TRACT 1)  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305,  
O.P.R.T.C.T.  
DESCRIBED IN  
VOL. 11176, PG. 455  
R.P.R.T.C.T.

[D]  
CALLED 14.879 ACRES  
BANK ONE, NA AND  
JENNIFER ANNE  
McELHENNEY BERTINO  
CO-TRUSTEES OF THE  
JENNIFER  
ANNE McELHENNEY TRUST  
DOC. NO. 2011098492  
O.P.R.T.C.T.

[E]  
BURDITT PRAIRIE  
CEMETERY  
ASSOCIATION  
(PER TCAD)

[F]  
CALLED 3.274 ACRES  
(TRACT 2)  
422 BASTROP HWY., LTD.  
DOC. NO. 2006129926  
O.P.R.T.C.T.

[G]  
(TRACT 2)  
STEEN SMITH  
SUBDIVISION SEC. 1  
VOL. 83, PG. 6  
P.R.T.C.T.

OWNER:  
CHASE EQUITIES, INC.  
DOC. NO. 2013010305  
O.P.R.T.C.T.

[H]  
CALLED 4.786 ACRES  
500 BASTROP HWY., LTD.  
DOC. NO. 2009083359  
O.P.R.T.C.T.

*Jason Ward*  
3/24/2016



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N36°48'13"E | 106.45' |
| L2         | N56°59'33"W | 152.72' |
| L3         | S59°10'17"E | 178.81' |
| L4         | N03°06'24"W | 60.26'  |
| L5         | S58°59'14"E | 9.99'   |
| L6         | N03°06'24"W | 252.78' |
| L7         | S55°18'36"E | 294.92' |
| L8         | S27°25'18"W | 145.26' |
| L9         | S21°18'51"W | 152.24' |
| L10        | N03°06'24"W | 192.52' |

| RECORD LINE TABLE |                 |             |
|-------------------|-----------------|-------------|
| LINE #            | DIRECTION       | LENGTH      |
| [[L10]]           | [[N00°36'15"W]] | [[192.58']] |

## LEGEND

|              |  |
|--------------|--|
|              | ZONING EXHIBIT LINE                              |
|              | EXISTING PROPERTY LINES                          |
|              | EXISTING EASEMENTS                               |
|              | 1/2" IRON ROD FOUND<br>(UNLESS NOTED)            |
|              | IRON ROD WITH "2780" CAP<br>FOUND (UNLESS NOTED) |
|              | 1/2" IRON PIPE FOUND<br>(UNLESS NOTED)           |
|              | CALCULATED POINT                                 |
| DOC. NO.     | DOCUMENT NUMBER                                  |
| P.O.B.       | POINT OF BEGINNING                               |
| VOL./PG.     | VOLUME, PAGE                                     |
| R.O.W.       | RIGHT-OF-WAY                                     |
| P.U.E.       | PUBLIC UTILITY EASEMENT                          |
| B.L.         | BUILDING LINE                                    |
| P.R.T.C.T.   | PLAT RECORDS,<br>TRAVIS COUNTY, TEXAS            |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS,<br>TRAVIS COUNTY, TEXAS   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS,<br>TRAVIS COUNTY, TEXAS |
| D.R.T.C.T.   | DEED RECORDS,<br>TRAVIS COUNTY, TEXAS            |
| ((.....))    | RECORD INFORMATION PER<br>VOL. 5652, PG. 1724    |
| [[.....]]    | RECORD INFORMATION PER<br>PLAT VOL. 83, PG. 6    |
| {{.....}}    | RECORD INFORMATION PER<br>DOC. NO. 2011192072    |
| <.....>      | RECORD INFORMATION PER<br>PLAT VOL. 10, PG. 73   |
| (.....)      | RECORD INFORMATION PER<br>VOL. 11176, PG. 455    |
| — OU —       | OVERHEAD UTILITY                                 |

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, GRID  
NORTH, CENTRAL ZONE, (4203), NAD83, ALL  
DISTANCES WERE ADJUSTED TO SURFACE  
USING A COMBINED SCALE FACTOR OF  
1.000052263497.

2) SEE ATTACHED METES AND BOUNDS  
DESCRIPTION.

**5.7560 ACRE  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 3/24/2016 |
| Project:     | 00408     |
| Scale:       | 1" = 120' |
| Reviewer:    | JSW       |
| Tech:        | JLP       |
| Field Crew:  | TF/HT     |
| Survey Date: | MAY. 2015 |
| Sheet:       | 2 OF 2    |